

**CHARTER TOWNSHIP OF DELTA**  
Public Meeting Room A  
Delta Township Administration Building  
7710 West Saginaw Highway  
Lansing MI 48917

**TOWNSHIP BOARD REGULAR MEETING MINUTES FOR  
MONDAY, JUNE 1, 2015**

**I. CALL TO ORDER**

Supervisor Fletcher called the meeting to order at 6:00 PM.

**II. OPENING CEREMONIES – Pledge of Allegiance**

**III. ROLL CALL**

Members Present: Supervisor Ken Fletcher, Treasurer Howard Pizzo, Clerk Mary R. Clark, Trustee Dennis Fedewa, Trustee Jeff Hicks, Trustee Douglas Kosinski, and Trustee Karen Mojica

Members Absent:

Others Present: Manager Brian Reed, Assistant Director Community Development Department Gary Bozek, Planner Chris Gruba, Engineer Gary Arnold, Economic Development Coordinator Ed Reed, Assessing Department Director Brian Thelen, Assistant Fire Chief Roman, Deputy Davidson

**IV. PRESENTATIONS AND PROCLAMATIONS –**

**V. SET/ADJUST AGENDA**

TRUSTEE HICKS MOVED TO APPROVE THE AGENDA AS PRESENTED.

TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**VI. PUBLIC HEARINGS**

**1. Industrial Facilities Exemption Certificate – Woodbridge Ventures, Inc.**

**a. Public Hearing**

Mr. Thelen stated that this is the first request of this nature since the new personal property legislation has passed. It is estimated that this venture will retain 180 hourly and 34 salary jobs and create over two years an additional 43 new jobs that pay competitive wages. The company proposes to make an additional investment of approximately \$5,972,000 in personal property in this project.

TRUSTEE FEDEWA MOVED TO CLOSE THE PUBLIC HEARING FOR THE INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE FOR WOODBRIDGE VENTURES, INC.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**b. Board Resolution**

TREASURER PIZZO MOVED TO APPROVE THE FOLLOWING RESOLUTION:

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on September 18, 2000, this Township Board by resolution established the Lang Industrial Development District as requested; and

WHEREAS, Woodbridge Ventures Inc. has filed an application for an Industrial Facilities Exemption Certificate with respect to investing an additional \$5,972,000 in personal property, retaining 214 existing jobs and creating an additional 43 jobs located within the Lange Industrial Development District; and

WHEREAS, before acting on said application, the Charter Township of Delta held a public hearing on June 1, 2015 at the Delta Township Administration Building, 7710 W. Saginaw Highway, Lansing, Michigan, 48917, at 6:00 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, installation of new machinery and equipment had not begun earlier than six (6) months before January 10, 2014, the date of the acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, installation of the personal property is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the Charter Township of Delta; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the Charter Township of Delta, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the Township Board of the Charter Township of Delta that:

1. The Township Board finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974 and Act No. 255 of the Public Acts of 1978, shall not have the effect of substantially impeding the operation of the Charter Township of Delta, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the Charter Township of Delta.

The application of Woodbridge Ventures Inc., for an Industrial Facilities Exemption Certificate with respect to investing an additional \$5,972,000 in personal property, retaining 214 existing jobs and creating an additional 43 jobs located at the following described parcel of real property situated within the Lange Industrial Development District, to wit:

A parcel of land in the Northeast ¼ and the Northwest ¼ of Section 26, T4N, R3W, Delta Township, Eaton County, Michigan described as: Beginning at the North ¼ corner of

Section 26; thence N89°55'24"E 861.98 feet; thence S00°01'39"W 660.00; thence N89°55'25"E 462 feet; thence S00°01'39"W 1987.28 feet; thence S89°46'28"W 1324.64

feet; thence N89°53'37"W 1383.08 feet; thence N00°00'21"E 402.57 feet; thence S89°54'29"E 1052.50 feet; thence N00°02'13"E 922.48 feet; thence S89°54'03"E 330.90 feet; thence N00°02'29"E 1325.37 feet to the point of beginning. Containing 93.33 acres, more or less.

be and the same is hereby approved.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

## **VII. COMMUNICATIONS**

## **VIII. PUBLIC COMMENTS FOR ITEMS NOT ON AGENDA *(maximum two minutes)***

Marcus Davenport, 3419 Munson St., employee of Liquid Web. Mr. Davenport stated that Liquid Web is in the process of being purchased by an investment group in Chicago, and they are very interested in growing the company around Delta Township and the state of Michigan.

## **IX. INTRODUCTION OF ORDINANCES**

## **2. Introduction of the Proposed Sign Ordinance**

Trustee Fedewa asked about the possible amortization program that had been discussed at previous meetings for non-complying signs.

Clerk Clark and Trustee Kosinski stated that the possible amortization program is not part of this proposed sign ordinance, but could be addressed by the Board at a future date.

TRUSTEE KOSINSKI MOVED THAT THE DELTA TOWNSHIP BOARD INTRODUCE ADOPTION OF THE SIGN ORDINANCE. I FURTHER MOVE THAT THE ADOPTION OF THE SIGN ORDINANCE BE CONSIDERED FOR FINAL ACTION BY THE TOWNSHIP BOARD AT THE JUNE 15, 2015 REGULAR MEETING. THE CLERK IS HEREBY DIRECTED TO PUBLISH NOTICE OF SAID MEETING IN THE LOCAL NEWSPAPERS AS IS REQUIRED.

TRUSTEE HICKS SUPPORTED THE MOTION.

Clerk Clark stated that due to the document length of the proposed sign ordinance, a synopsis, along with a web link to the entire document will be published in local newspapers. The printed proposed sign ordinance will also be available for viewing in the Clerk's Office and the Office of the Community Development Department.

THE MOTION PASSED 7-0.

## **X. PASSAGE OF ORDINANCES**

## **XI. CONSENT AGENDA –**

TRUSTEE FEDEWA MOVED TO APPROVE THE CONSENT AGENDA AS PRESENTED.

TREASURER PIZZO SUPPORTED THE MOTION.

ROLL CALL:

AYES: SUPERVISOR FLETCHER, CLERK CLARK, TREASURER PIZZO, TRUSTEE FEDEWA, TRUSTEE MOJICA, TRUSTEE KOSINSKI, AND TRUSTEE HICKS.

NAYS: NONE

ABSENT:

THE MOTION PASSED 7-0.

Bills and Financial Transactions	\$	817,865.40
Bond/Debt Payments		
Investments		
Payroll & Related		315,364.57
Refunds		4,795.00
Tax Distributions		
Vendor Claims		497,705.83
Total	\$	817,865.40

3.

TRUSTEE FEDEWA MOVED TO APPROVE THE BILLS AND FINANCIAL TRANSACTIONS IN THE AMOUNT OF \$817,865.40.

TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 6-0.

**4. Minutes –**

May 4, 2015 Regular Board Meeting Minutes  
May 18, 2015 Regular Board Meeting Minutes

TRUSTEE FEDEWA MOVED TO APPROVE THE MAY 4, 2015 REGULAR BOARD MEETING MINUTES, AND THE MAY 18, 2015 REGULAR BOARD MEETING MINUTES.

TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XII. ITEMS REMOVED FROM CONSENT AGENDA FOR DISCUSSION – NONE.**

**XIII. ITEMS ADDED TO AGENDA UNDER SECTION V. SET/ADJUST AGENDA**

**XIV. ITEMS OF BUSINESS**

**5. Final Action for the Pribble Rezoning Request for 10174 Woodland Acres Drive, Case No. 4-15-5**

CLERK CLARK MOVED that the Township Board deny the rezoning from RA, very low density residential, to A2, agricultural/residential, because the criteria contained in section 25.4.0 of the Zoning Ordinance have not been affirmatively satisfied as follows:

1. There are 22 single family homes located within 500 ft. of the subject parcel. These homes could be negatively impacted by noises and odors resulting from the raising of livestock and agricultural activities on the subject parcel.
2. The A2 zoning classification permits activities which could be incompatible with the established very low density residential character of the area. These activities include open burning and larger pole barns.
3. The subject parcel was zoned RA, Very Low Density Residential, at the time the property owner purchased the parcel and conditions haven't changed in the interim to warrant a rezoning to an agricultural classification.

TREASURER PIZZO SUPPORTED THE MOTION.

Mr. Gruba stated that Mr. and Mrs. Pribble would like to keep three ponies on their property. The Planning Commission recommended denial of the rezoning of the entire 10.18 acres. The Planning Commission recommended rezoning of a five acre section of the parcel.

Clerk Clark asked for clarification on the ratio requirements for the land and the desired livestock.

Mr. Gruba stated that three acres is required for one pony, and one acre for each additional pony.

Erin Pribble, 10174 Woodland Acres Dr., stated that the ponies are being raised as a 4-H program for their children.

THE MOTION PASSED 7-0.

TRUSTEE MOJICA MOVED THAT THE TOWNSHIP BOARD REZONE 5 ACRES OF THE TOTAL 10.18 ACRES TO A2, AGRICULTURAL/RESIDENTIAL AS RECOMMENDED BY THE PLANNING COMMISSION AT THE MAY 11, 2015 MEETING. THE A2 ZONE DISTRICT WOULD BEGIN IN AN AREA STARTING AT THE NORTHEAST CORNER OF THE PARCEL, MEASURING APPROXIMATELY 440' FROM EAST TO WEST AND 495' FROM NORTH TO SOUTH, AS PER THE ATTACHED LEGAL DESCRIPTION PREPARED BY STAFF. THE REASONS FOR THIS REZONING ARE AS FOLLOWS:

1. THE PROPOSED A2 ZONING DISTRICT COMPLIES WITH THE FUTURE LAND USE RECOMMENDATIONS FOR THE SUBJECT PARCEL AS CONTAINED IN THE DELTA TOWNSHIP COMPREHENSIVE PLAN.
2. CREATION OF A 5 ACRE AGRICULTURALLY ZONED AREA ON THE SUBJECT PARCEL WOULD BE COMPATIBLE WITH THE ADJACENT 5.8 ACRE PARCEL TO THE EAST AND THE 2.8 ACRE PARCEL TO THE NORTH. THE PROPOSED 5 ACRE AGRICULTURAL AREA WOULD PROVIDE A BUFFER OF 100 TO 200 FT. TO THE REAR YARDS OF THE RESIDENTIAL PROPERTIES ABUTTING MT. HOPE HIGHWAY AND WOODLAND ACRES DRIVE.
3. THE PROPOSED 5 ACRE AGRICULTURALLY ZONED AREA WOULD PROVIDE THE PROPERTY OWNER WITH SUFFICIENT AREA TO RAISE THREE (3) HORSES OR PONIES WHILE RESPECTING THE REAR YARDS OF THE ADJACENT RESIDENTIAL PROPERTIES. THE PROPOSED AGRICULTURALLY ZONED AREA WOULD BE A SUFFICIENT DISTANCE AWAY FROM THE ADJACENT RESIDENTIALLY ZONED PROPERTIES TO INSURE THAT ACTIVITIES SUCH AS BURNING AND THE CONSTRUCTION OF BARNs WOULD HAVE DIMINISHED NEGATIVE IMPACTS.

TRUSTEE HICKS SUPPORTED THE MOTION.

Treasurer Pizzo stated that he is inclined to oppose this rezoning for the reason that this particular area of Delta Township was never designed to be zoned for agricultural purposes.

Trustee Hicks asked if the property is part of a subdivision.

Mr. Bozek stated that this property is a metes and bounds property.

THE MOTION PASSED 7-0.

6. **Referral of Buonodono Rezoning Request, 4918 W. Mt. Hope Highway, to the Planning Commission for the Purpose of Holding a Public Hearing in Case No. 5-15-7**

TREASURER PIZZO MOVED THAT THE DELTA TOWNSHIP BOARD REFER THE BUONODONO PROPERTY, LOCATED AT 4918 W. MT. HOPE HIGHWAY, REQUEST TO REZONE AS DESCRIBED IN CASE NO. 5-15-7 FROM RB, LOW DENSITY RESIDENTIAL TO B1, LOCAL SERVICE COMMERCIAL, TO THE PLANNING COMMISSION FOR THE PURPOSES OF HOLDING A PUBLIC

HEARING ON THE MATTER AND SUBMITTING A RECOMMENDATION TO THE TOWNSHIP BOARD.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**7. Resolution to Establish Guidelines and Procedures in Response to FOIA Requests Received by Delta Township**

CLERK CLARK MOVED THAT THE DELTA TOWNSHIP BOARD DESIGNATES THE TOWNSHIP MANAGER AS THE FOIA COORDINATOR; ESTABLISHES THE DELTA TOWNSHIP WRITTEN PUBLIC SUMMARY OF FOIA PROCEDURES AND GUIDELINES; AND APPROVE THE DELTA TOWNSHIP FREEDOM OF INFORMATION ACT PROCEDURES AND GUIDELINES EFFECTIVE JULY 1, 2015.

TRUSTEE HICKS SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**8. Recommendation to Authorize the Township Clerk to Sign Two Quit Claim Deeds as Part of the Belaire Hills Life Station Construction**

TRUSTEE HICKS MOVED THAT THE TOWNSHIP BOARD AUTHORIZE THE TOWNSHIP CLERK TO SIGN THE QUIT CLAIM DEEDS FOR THE EXCHANGE OF PROPERTIES IN CONJUNCTION WITH THE CONSTRUCTION OF THE BELAIRE HILLS LIFT STATION REPLACEMENT PROJECT. QUIT CLAIMS ARE GRANTED TO THE ROBERT AND MICHELLE WEBB TRUST AND TO JOSEPH AND KELLI CICINELLI, HUSBAND AND WIFE, IN EXCHANGE FOR THE RECEIPT OF EXECUTED EASEMENTS ACROSS THEIR RESPECTIVE PARCELS.

TRUSTEE MOJICA SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**9. Acceptance of the Municipal Utility Agreement Submitted by Meijer Distribution, Inc.**

TRUSTEE FEDEWA MOVED THAT THE TOWNSHIP BOARD APPROVE THE MUNICIPAL UTILITY AGREEMENT SUBMITTED BY MEIJER DISTRIBUTION, INC. FOR THE EXTENSION OF PUBLIC WATER MAINS TO SERVE THEIR PROPOSED FACILITY ON THE PROPERTY LOCATED ON THE SOUTHWEST CORNER OF THE CREYTS ROAD/MT. HOPE HIGHWAY INTERSECTION, IN SECTION 27 OF DELTA TOWNSHIP, AND IDENTIFIED AS PARCEL NOS. 23-040-027-200-152-00 AND 23-040-027-200-043-00 ON THE DELTA TOWNSHIP TAX ROLL. I FURTHER MOVE THAT THE TOWNSHIP SUPERVISOR AND CLERK BE AUTHORIZED AND DIRECTED TO SIGN THE AGREEMENT ON BEHALF OF THE TOWNSHIP.



TREASURER PIZZO SUPPORTED THE MOTION. THE MOTION PASSED 7-0.

**XV. MANAGER’S REPORT – Brian Reed, Township Manager**

Mr. Reed stated that his first day as Township Manager was spent meeting with staff and becoming accustomed to the building, and thanked the Board for the opportunity to serve as Delta Township Manager.

Supervisor Fletcher stated that the Firefighter’s Union contract was approved by 63%.

**XVI. COMMITTEE OF THE WHOLE**

**XVII. PUBLIC COMMENTS –**

**XVIII. ADJOURNMENT –**

Supervisor Fletcher adjourned the meeting at 6:41 PM.

CHARTER TOWNSHIP OF DELTA

KENNETH FLETCHER, SUPERVISOR

MARY R. CLARK, TOWNSHIP CLERK